

386/183

LOT BOUNDARY ADJUSTMENT NUMBER 3030102

NE, SW, Sec. 28, T. 26N., R. 4E., W.M.

GRANTOR (Owners): RAR 36 LLC, a Washington State Limited Liability Company
GRANTOR (Owners): SHIRLEY J. FALK

CONTACT PERSON:
NAME: JULIE LeDOUX
ADDRESS: 21004 - 44TH DR. NE
CITY, STATE, ZIP: ARLINGTON, WA 98223
PHONE: (206)459-2364
E-MAIL: JULIE@LEDOUXCONSTRUCTION.COM

GRANTEE: CITY OF SEATTLE
KING COUNTY, WASHINGTON
LOTS 8 AND 9, BLOCK 28, VICTORY HEIGHTS ADDITION 24/22
LOTS BLOCK SUBDIVISION VOL./PG.
NE 1/4 SW 1/4 SEC 28 T26N R4E, W.M.

FOR COMPLETE LEGAL DESCRIPTIONS, SEE PAGE 1 OF
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT:
#: 8901001620 & 8901001615
REFERENCE NUMBERS FOR RELATED PROJECTS: 6566919

DECLARATION:
We the undersigned, owner(s) in fee simple [and contract purchaser(s)] of the land herein described do hereby make a lot boundary adjustment thereof pursuant to RCW 58.17.040(6) and declare this lot boundary adjustment to be the graphic representation of same, and that said lot boundary adjustment is made with the free consent and in accordance with the desire of the owner(s).
In Witness whereof we have set our hands and seals.

Robert Bruce Wallace
Robert Bruce Wallace
RAR 36 LLC, a Washington State Limited Liability Company

SHIRLEY J. FALK, BY Kris Wiggins, HER ATTORNEY IN FACT
SHIRLEY J. FALK, BY KRIS WIGGINS, HER ATTORNEY IN FACT

EXISTING LEGAL DESCRIPTION

PARCELS A, B, C, D AND E OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 8806961, RECORDED UNDER RECORDING NUMBER 9004040266, RECORDS OF KING COUNTY, WASHINGTON;
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON CITY OF SEATTLE SHORT SUBDIVISION NO. 8806961, RECORDED APRIL 4, 1990 UNDER RECORDING NUMBER 9004040266, RECORDS OF KING COUNTY, WASHINGTON.

STATE OF Washington)
COUNTY OF King) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Robert Bruce Wallace
SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE managing member OF RAR 36, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 4, 2018
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME OF Debra A Chesterfield
NOTARY PUBLIC
TITLE Notary Public
MY APPOINTMENT EXPIRES 12-29-2019

STATE OF Washington)
COUNTY OF King) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Kris Wiggins
SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE attorney in fact OF Shirley J Falk TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 4, 2018
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME OF Debra A Chesterfield
NOTARY PUBLIC
TITLE Notary Public
MY APPOINTMENT EXPIRES 12-29-2019

PROPERTY NOTES:

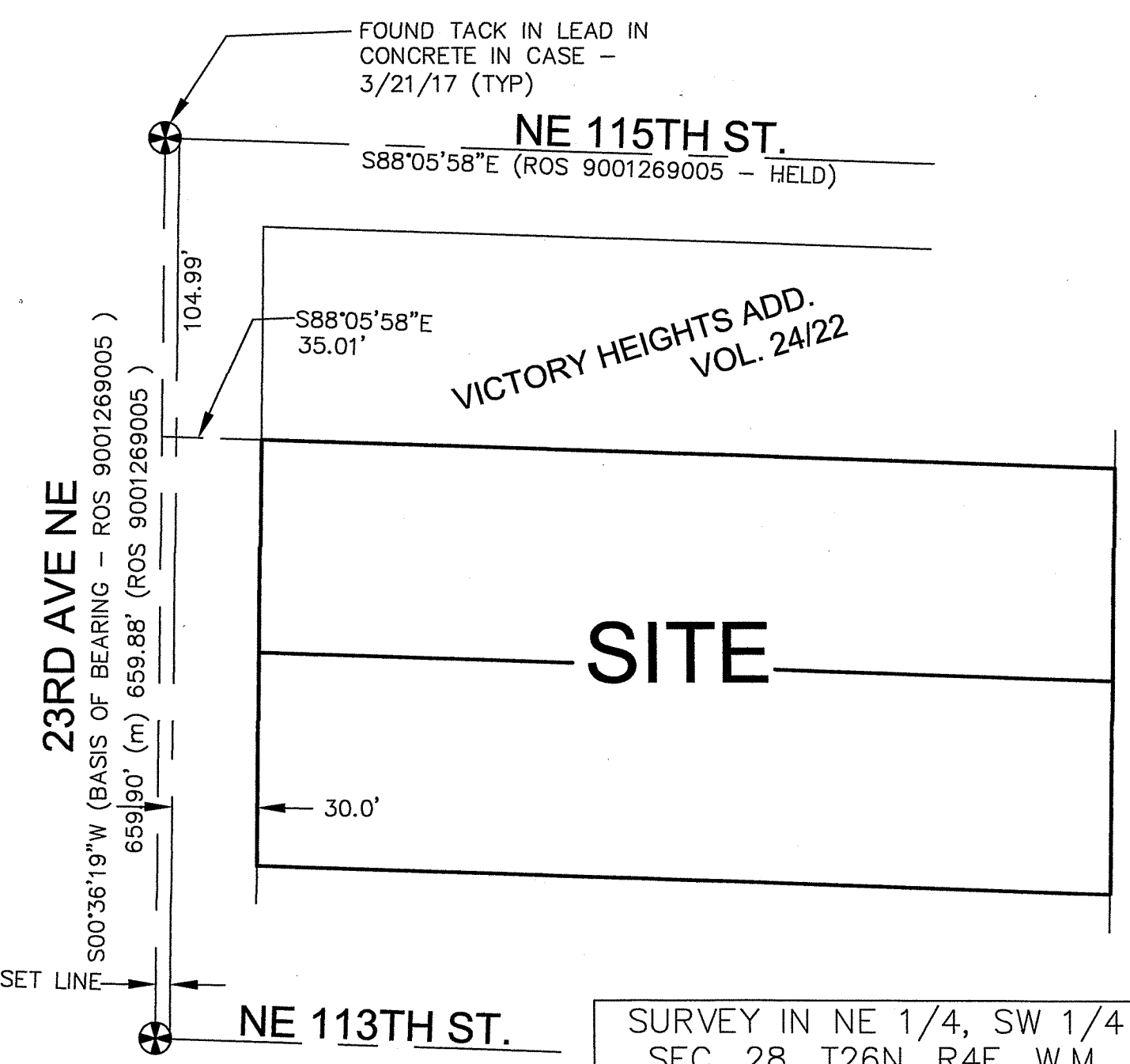
- TAX LOT 8901001615
1. THE PROPERTY IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, ETC. DELINEATED OR DISCLOSED BY THE PLAT OF VICTORY HEIGHTS, VOLUME 24/22.
2. THE PROPERTY IS SUBJECT TO A SANITARY SEWER EASEMENT UNDER KING COUNTY RECORDING NO. 4366702.
3. THE PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN A SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 900269005.
4. THE PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN A CITY OF SEATTLE SHORT SUBDIVISION 8806961 RECORDED UNDER KING COUNTY RECORDING NO. 9004040266.
TAX LOT 8901001620
1. THE PROPERTY IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, ETC. DELINEATED OR DISCLOSED BY THE PLAT OF VICTORY HEIGHTS, VOLUME 24/22.
2. THE PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN A SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 900269005.
3. THE PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN A CITY OF SEATTLE SHORT SUBDIVISION 8806961 RECORDED UNDER KING COUNTY RECORDING NO. 9004040266..

STRUCTURE NOTE:

ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE REMOVED LEGALLY PRIOR TO SALE AND/OR TRANSFER OF OWNERSHIP.

SURVEY NOTES:

1. Field data for this survey was obtained by direct field measurements. Angular and linear relationships were measured with a Topcon GTS225 theodolite and electronic measuring device, supplemented by a steel tape. Traverse methods used in performing this survey meets or exceeds the standards contained in WAC 332-130-090.
2. This survey has been prepared for the exclusive use of parties whose names appear hereon only, and does not extend to any unnamed third parties without express recertification by the land surveyor.



APPROVAL
CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION
AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

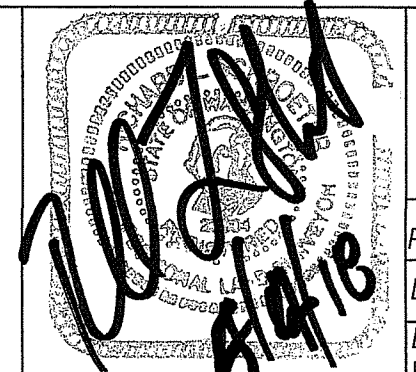
Examined and approved this 12th day of June, 2018
By: David A. Amos for the Director

(Note: Approval of this lot boundary adjustment by the Department of Construction and Inspections under Chapter 23.28 of the Seattle Municipal Code, as amended, is not to be construed as satisfaction of any other applicable legislation or regulations.)

KING COUNTY DEPARTMENT OF ASSESSMENTS
Examined and approved this 14th day of June, 2018
John Wilson David Kissingner
Assessor Deputy Assessor

AUDITOR'S CERTIFICATE 11:12
filed for record this 15th day of Jun, 2018, at A.M.
in book 386 of 200 at page 183 at the request of
Richard Schroeter
County Auditor (Signed)

LAND SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RAR 36 LLC
23604 5/4/18
PROFESSIONAL LAND SURVEYOR L.S. NO. DATE



SCHROETER LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Box 813, Seahurst, Washington 98062 (206) 242-6621 FAX (206) 243-9679
PROJECT NO. 17032BLA JOB NO. 680/11 SEC. SW 28-26-4
DATE FIELD 4/6/17 DWN BY LAW CHKD. BY
DATE 11/7/17 Revised 5/4/18

SURVEY IN NE 1/4, SW 1/4 SEC. 28, T26N, R4E, W.M.
SURVEY FOR:
RAR 36 LLC
16330 INGLEWOOD PLACE NE
KENMORE, WA 98028
SHEET 1 OF 5

20180615900001 Vol: 386 Page: 183
BOUNDARY LINE ADJUSTMENT - MAP
Pages: 5
6/15/2018 11:12 AM
KING COUNTY, WA

386/184

LOT BOUNDARY ADJUSTMENT NUMBER 3030102

NE, SW, Sec. 28, T. 26N., R. 4E., W.M.

NEW LEGAL DESCRIPTIONS

PARCEL A

THAT PORTION OF PARCEL A AND E OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 8806961, RECORDED UNDER RECORDING NUMBER 9004040266, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SHORT SUBDIVISION, BEING ON THE EAST MARGIN OF 23RD AVE NE; THENCE SOUTH 88°05'58" EAST, ALONG THE NORTH LINE OF SAID SHORT SUBDIVISION, 107.89 FEET; THENCE SOUTH 00°36'19" WEST 149.96 FEET TO THE SOUTH LINE OF SAID PARCEL E ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°06'02" WEST, ALONG SAID SOUTH LINE, 107.89 FEET TO THE EAST MARGIN OF SAID 23RD AVE NE; THENCE NORTH 00°36'19" EAST, ALONG SAID MARGIN, 149.96 FEET TO THE NORTH LINE OF SAID SHORT SUBDIVISION AND THE POINT OF BEGINNING;
TOGETHER WITH AND SUBJECT TO A 20 FOOT EASEMENT FOR ACCESS AND UTILITIES AS SHOWN ON THIS LOT BOUNDARY ADJUSTMENT;
TOGETHER WITH AND SUBJECT TO A EASEMENT FOR SEATTLE CITY LIGHT.

PARCEL B

THAT PORTION OF PARCELS A AND B OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 8806961, RECORDED UNDER RECORDING NUMBER 9004040266, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SHORT SUBDIVISION, BEING ON THE EAST MARGIN OF 23RD AVE NE; THENCE SOUTH 88°05'58" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, 107.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SHORT SUBDIVISION, SOUTH 88°05'58" EAST 96.05 FEET; THENCE SOUTH 00°36'19" WEST 74.98 FEET TO THE SOUTH LINE OF SAID PARCELS A AND B; THENCE NORTH 88°06'00" WEST, ALONG THE SOUTH LINE OF SAID PARCELS A AND B, 96.05 FEET; THENCE NORTH 00°36'19" EAST 74.98 FEET TO THE NORTH LINE OF SAID SHORT SUBDIVISION AND THE TRUE POINT OF BEGINNING;
TOGETHER WITH AND SUBJECT TO A 20 FOOT EASEMENT FOR ACCESS AND UTILITIES AS SHOWN ON THIS LOT BOUNDARY ADJUSTMENT;
TOGETHER WITH AND SUBJECT TO A EASEMENT FOR SEATTLE CITY LIGHT.

PARCEL C

THAT PORTION OF PARCELS B AND C OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 8806961, RECORDED UNDER RECORDING NUMBER 9004040266, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SHORT SUBDIVISION, BEING ON THE EAST MARGIN OF 23RD AVE NE; THENCE SOUTH 88°05'58" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, 203.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SHORT SUBDIVISION, SOUTH 88°05'58" EAST 96.05 FEET TO THE EAST LINE OF SAID SHORT SUBDIVISION;
THENCE SOUTH 00°36'19" WEST, ALONG SAID EAST LINE, 74.98 FEET; THENCE NORTH 88°06'00" WEST 96.05 FEET;
THENCE NORTH 00°36'19" EAST 74.98 FEET TO THE NORTH LINE OF SAID SHORT SUBDIVISION AND THE TRUE POINT OF BEGINNING;
TOGETHER WITH AND SUBJECT TO A 20 FOOT EASEMENT FOR ACCESS AND UTILITIES AS SHOWN ON THIS LOT BOUNDARY ADJUSTMENT;
TOGETHER WITH AND SUBJECT TO A EASEMENT FOR SEATTLE CITY LIGHT.

NEW LEGAL DESCRIPTIONS, CONT.

PARCEL D

THAT PORTION OF PARCELS C AND D OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 8806961, RECORDED UNDER RECORDING NUMBER 9004040266, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SHORT SUBDIVISION, BEING ON THE EAST MARGIN OF 23RD AVE NE; THENCE SOUTH 88°05'58" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, 203.94 FEET; THENCE SOUTH 00°36'19" WEST, 74.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°06'00" EAST, 96.05 FEET TO THE EAST LINE OF SAID SHORT SUBDIVISION; THENCE SOUTH 00°36'19" WEST, ALONG SAID EAST LINE 74.98 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°06'02" WEST, ALONG SAID SOUTH LINE, 96.05 FEET; THENCE NORTH 00°36'19" EAST 74.98 FEET TO THE NORTH LINE OF SAID PARCEL AND THE TRUE POINT OF BEGINNING;
TOGETHER WITH AND SUBJECT TO A 20 FOOT EASEMENT FOR ACCESS AND UTILITIES AS SHOWN ON THIS LOT BOUNDARY ADJUSTMENT;
TOGETHER WITH AND SUBJECT TO A EASEMENT FOR SEATTLE CITY LIGHT.

PARCEL E

THAT PORTION OF PARCELS D AND E OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 8806961, RECORDED UNDER RECORDING NUMBER 9004040266, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SHORT SUBDIVISION, BEING ON THE EAST MARGIN OF 23RD AVE NE; THENCE SOUTH 88°05'58" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, 107.89 FEET; THENCE SOUTH 00°36'19" WEST, 74.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°06'00" EAST, 96.05 FEET; THENCE SOUTH 00°36'19" WEST 74.98 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°06'02" WEST, ALONG SAID SOUTH LINE, 96.05 FEET; THENCE NORTH 00°36'19" EAST 74.98 FEET TO THE NORTH LINE OF SAID PARCELS D AND E AND THE TRUE POINT OF BEGINNING;
TOGETHER A 20 FOOT EASEMENT FOR ACCESS AND UTILITIES AS SHOWN ON THIS LOT BOUNDARY ADJUSTMENT;
TOGETHER WITH EASEMENT FOR SEATTLE CITY LIGHT.

CITY OF SEATTLE LAND USE ACTION NO. 3030102
SCL PM # _____
EASEMENT (Overhead and Underground)
King County Assessor/s Tax Parcel No. 8901001620; 8901001615

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ("Grantor") hereby grants to THE CITY OF SEATTLE ("Grantee") and the right, privilege and authority (an "Easement") to install, construct, erect, reconstruct, alter, improve, remove, repair, replace, energize, operate, and maintain overhead and underground electric distribution facilities, which may consist of, but are not limited to: poles with braces, guy wires and anchors, cross arms, transformers, ducts, vaults, manholes, switches, cabinets, containers, conduits, wires and other convenient appurtenances necessary to make said overhead and underground distribution facilities an integrated electric system ("Electric System"). All such Electric System shall be located across, over, upon and under the real property described within this land use action ("Property") situated in the County of King, State of Washington, and more particularly described as follows:

For Short Plats and Lot Boundary Adjustments:
The ingress, egress, and/or utilities easement(s) lying within this City of Seattle Land Use Action No. 3030102.

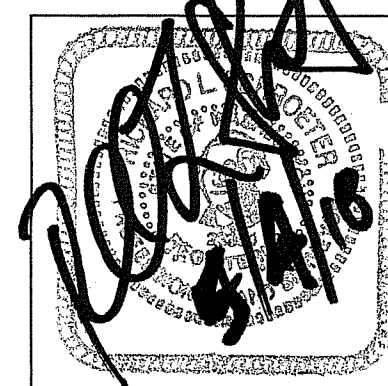
Together with Grantee's and its assigns' unrestricted right of access to and from the Property for the purposes of exercising its rights granted herein.

Together with Grantee's and its assigns' right to cut and trim brush, trees or other plants standing or growing upon the Property which, in the opinion of the Grantee, interfere with the maintenance or operation of, or constitute a menace or danger to, the Electric System.

Grantor, its successors and assigns, covenants and agrees that no structure or fire hazards will be built or permitted within the easement area(s) described above; that no digging will be done or permitted within the Property which will in any manner disturb Grantee's Electric System or its solidity or unearth any portion thereof; and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of the Electric System.

The City of Seattle shall be responsible, as provided by law, for any damage to the Grantor through its negligence in the construction, maintenance and operation of the Electric System.

The rights, title, privileges and authority hereby granted shall continue and be in force until the Grantee permanently removes its Electric System from the Property or permanently abandons the Electric System, at which time all such rights, title, privileges and authority hereby granted shall terminate.



SCHROETER LAND SURVEYING		
PROFESSIONAL LAND SURVEYORS		
P.O. Box 813, Seahurst, Washington 98062 (206) 242-6621 FAX (206) 243-9679		
PROJECT NO. 17032BLA	JOB NO. 680/11	SEC. SW 28-26-4
DATE FIELD 4/6/17	DWN BY law	CHKD. BY
DATE 11/7/17		
Revised 1/31/18		

SURVEY IN NE 1/4, SW 1/4 SEC. 28, T26N, R4E, W.M.	
SURVEY FOR:	
RAR 36 LLC 16330 INGLEWOOD PLACE NE KENMORE, WA 98028	
SHEET 2 OF 5	

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LOT BOUNDARY ADJUSTMENT NUMBER 3030102

EXISTING CONDITIONS

TREE INVENTORY SEPTEMBER 2017
BY: Zsafia Pasztor 425-210-5541
zs.pasztor2011@gmail.com

Tree#	Size "	Scientific name	Common name	Tree#	Size "	Scientific name	Common name
1	7	Magnolia liliflora	Saucer Magnolia	26	26	Thuja plicata	Western Red Cedar
2	6	Magnolia liliflora	Saucer Magnolia	27	28	Thuja plicata	Western Red Cedar
3	13.6	Cercidiphyllum japonicum	Katsura	28	10	Prunus laurocerasus	English Laurel
4	44.7	Cedrus deodara	Deodar Cedrus	29	12	Malus sp.	Apple
5	15	Pseudotsuga menziesii	Douglas Fir	30	17	Prunus laurocerasus	English Laurel
6	21	Pseudotsuga menziesii	Douglas Fir	31	28	Pseudotsuga menziesii	Douglas Fir
7	28	Thuja plicata	Western Red Cedar	32	29	Pinus monticola	Western White Pine
8	28	Pseudotsuga menziesii	Douglas Fir	33	10.5	Alnus oregona	Red Alder
9	40	Pseudotsuga menziesii	Douglas Fir	34	14	Alnus oregona	Red Alder
10	11	Thuja plicata	Western Red Cedar	35	21	Pseudotsuga menziesii	Douglas Fir
11	14	Calocedrus decurrens	Incense Cedar	36	42	Thuja plicata	Western Red Cedar
12	24	Thuja plicata	Western Red Cedar	37	26	Thuja plicata	Western Red Cedar
13	36	Thuja plicata	Western Red Cedar	38	27	Thuja plicata	Western Red Cedar
14	26	Pinus monticola	Western White Pine	39	24	Pseudotsuga menziesii	Douglas Fir
15	21	Chamaecyparis lawsoniana	Lawson Cypress	40	24	Tsuga heterophylla	Western Hemlock
16	71	Thuja plicata	Western Red Cedar	41	28	Thuja plicata	Western Red Cedar
17	31	Pinus monticola	Western White Pine	42	24	Pseudotsuga menziesii	Douglas Fir
18	33	Thuja plicata	Western Red Cedar	43	28	Pseudotsuga menziesii	Douglas Fir
19	10	Cornus kousa	Kousa Dogwood	44	28	Pseudotsuga menziesii	Douglas Fir
20	26	Pseudotsuga menziesii	Douglas Fir	45	30	Pseudotsuga menziesii	Douglas Fir
21	26	Thuja plicata	Western Red Cedar	46	10	Ilex aquifolium	English Holly
22	8	Cornus kousa	Kousa Dogwood	47	14	Ficus sp.	Fig
23	19	Thuja plicata	Western Red Cedar	48	8	Acer macrophyllum	Big Leaf Maple
24	28	Thuja plicata	Western Red Cedar	49	16	Aesculus hippocastanum	Horse Chestnut
25	11	Thuja plicata	Western Red Cedar				

NE, SW, Sec. 28, T. 26N., R. 4E., W.M.

ELEVATION DATUM

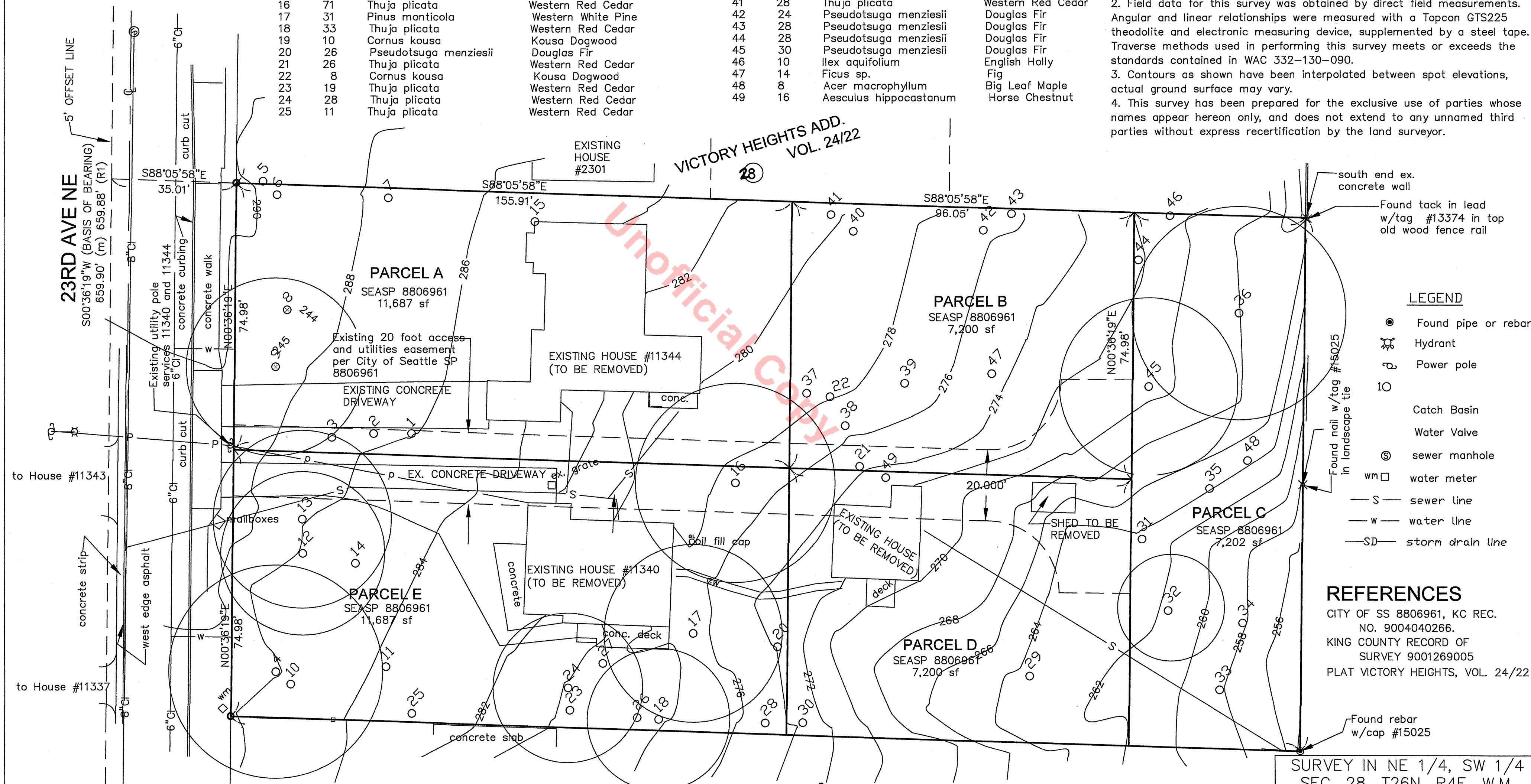
BASIS OF ELEVATION SURVEY CONTROL POINT SNV-0222; 2" BRASS CAP
STAMPED C OF S # 02221 15' N OF THE S END OF CW, 4" W OF BK CW AT
NE QUADRANT OF LAKE CITY WAY NE & NE 115TH ST;
ELEVATION = 172.496 FEET NAVD88

BASIS OF BEARING

BASIS OF BEARING FOR THIS CITY OF SEATTLE SHORT PLAT 8806961, KC
RECORDING NO. 9004040266.

NOTES:

- The location of utilities as shown serving the subject property have been taken from public records. We cannot certify to their accuracy and/or completeness. Before commencing construction involving excavation or removal of existing structures, call a locating service or 811 for underground utility locations.
- Field data for this survey was obtained by direct field measurements. Angular and linear relationships were measured with a Topcon GTS225 theodolite and electronic measuring device, supplemented by a steel tape. Traverse methods used in performing this survey meets or exceeds the standards contained in WAC 332-130-090.
- Contours as shown have been interpolated between spot elevations, actual ground surface may vary.
- This survey has been prepared for the exclusive use of parties whose names appear hereon only, and does not extend to any unnamed third parties without express recertification by the land surveyor.



LEGEND

- Found pipe or rebar
- Hydrant
- Power pole
- Catch Basin
- Water Valve
- sewer manhole
- water meter
- sewer line
- water line
- storm drain line

REFERENCES

CITY OF SS 8806961, KC REC.
NO. 9004040266.
KING COUNTY RECORD OF
SURVEY 9001269005
PLAT VICTORY HEIGHTS, VOL. 24/22

SURVEY IN NE 1/4, SW 1/4
SEC. 28, T26N, R4E, W.M.

SURVEY FOR:

RAR 36 LLC
16330 INGLEWOOD PLACE NE
KENMORE, WA 98028

SCHROETER LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

P.O. Box 813, Seahurst, Washington 98062 (206) 242-6621 FAX (206) 243-9679

PROJECT NO. 17032BLA	JOB NO. 680/11	SEC. SW 28-26-4
DATE FIELD 4/6/17	DWN BY law	CHKD. BY
DATE 11/9/17		
Revised		

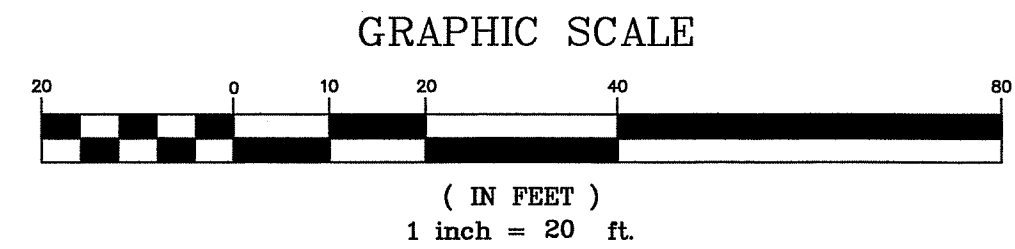
SHEET 3 OF 5

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LOT BOUNDARY ADJUSTMENT NUMBER 3030102

NE, SW, Sec. 28, T. 26N., R 4E., W.M.

LOT CONFIGURATIONS



VICTORY HEIGHTS ADD.
VOL. 24/22

28

23RD AVE NE

S00°36'19"W (BASIS OF BEARING)
659.90' (m) 659.88' (R1)

STREET CENTERLINE

5' OFFSET LINE

S88°05'58"E
35.01'

S88°05'58"E
107.89'

S88°05'58"E
96.05'

S88°05'58"E
96.05'

PARCEL A
16,176 sf ±

PARCEL B
7,200 sf ±

PARCEL C
7,200 sf ±

PARCEL E
7,200 sf ±

PARCEL D
7,200 sf ±

S00°36'19"W
67.98'

N00°36'19"E
74.98'

N00°36'19"E
74.98'

S00°36'19"W
74.98'

S00°36'19"W
74.98'

20.01'
149.96'

N00°36'19"E
149.96'

20.01'
60.02'

20.01'
S00°36'19"W

20' ACCESS AND UTILITIES EASEMENT
(REPLACES 20' ACCESS AND UTILITIES EASEMENT
FROM CITY OF SEATTLE SHORT SUBDIVISION NO.
8806961, RECORDED UNDER KING COUNTY
RECORDING NO. 9004040266).

Δ = 91°17'44"
R = 20.00'
L = 31.87'

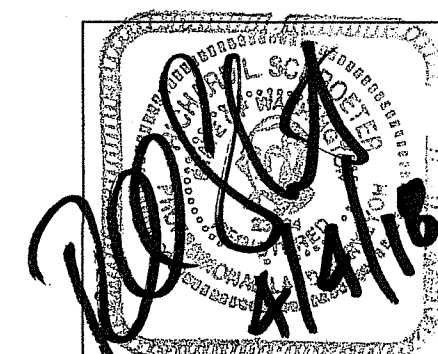
Δ = 88°42'16"
R = 20.00'
L = 30.96'

south end ex.
concrete wall

Found tack in lead w/tag
#13374 in top old wood fence
rail, 0.55' East & 0.25' South
of calculated corner position.

Found nail w/tag #15025
in landscape tie

Found rebar
w/cap #15025



SCHROETER LAND SURVEYING		
PROFESSIONAL LAND SURVEYORS		
P.O. Box 813, Seahurst, Washington 98062 (206) 242-6621 FAX (206)243-9679		
PROJECT NO. 17032BLA	JOB NO. 680/11	SEC. SW 28-26-4
DATE FIELD 4/6/17	DWN BY law	CHKD. BY
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Revised		

SURVEY IN NE 1/4, SW 1/4 SEC. 28, T26N, R4E, W.M.	
SURVEY FOR:	
RAR 36 LLC 16330 INGLEWOOD PLACE NE KENMORE, WA 98028	
SHEET 4 OF 5	

386/187

LOT BOUNDARY ADJUSTMENT NUMBER 3030102 NEW LOT CONFIGURATION WITH TREES AND CONTOURS

NE, SW, Sec. 28, T. 26N., R 4E., W.M.

ELEVATION DATUM

BASIS OF ELEVATION SURVEY CONTROL POINT SNV-0222; 2" BRASS CAP
STAMPED C OF S # 02221 15' N OF THE S END OF CW, 4" W OF BK CW AT
NE QUADRANT OF LAKE CITY WAY NE & NE 115TH ST;
ELEVATION = 172.496 FEET NAVD88

BASIS OF BEARING

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RECORDING NO. 9004040266.

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SEE TREE INVENTORY ON PAGE 3

TREE INVENTORY SEPTEMBER 2017
BY: Zsafia Pasztor 425-210-5541
zs.pasztor2011@gmail.com

